Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	405/89 RODEN STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$380,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Oct 2023	to	30 Sep 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

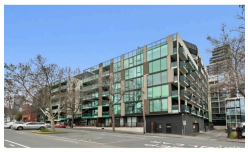
Address of comparable property	Price	Date of sale
210/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	$415,000	02-Aug-24
1414/105 BATMAN STREET WEST MELBOURNE VIC 3003	$405,000	03-Jun-24
15/352-362 VICTORIA STREET NORTH MELBOURNE VIC 3051	$437,500	22-Aug-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 October 2024

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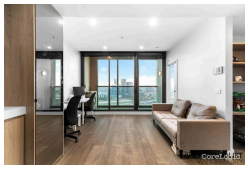


210/121 ROSSLYN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$415,000** Sold Date **02-Aug-24**

Distance **0.23km**



1414/105 BATMAN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$405,000** Sold Date **03-Jun-24**

Distance **0.43km**



15/352-362 VICTORIA STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$437,500** Sold Date **22-Aug-24**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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